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**APPENDIX IV-22**  
**FORM HUD 11747-II**  
**PROSPECTUS - GINNIE MAE II MORTGAGE-BACKED SECURITIES**  
**(GRADUATED PAYMENT MORTGAGES)**

- Applicability:** Ginnie Mae II MBS Program only.
- Purpose:** To provide a standard form of prospectus for securities backed by GP or GT pools.
- Prepared by:** Issuer, unless the pool is submitted by GinnieNET or is a multiple issuer pool. If the pool is submitted by GinnieNET or is a multiple issuer pool, then the CPTA prepares the prospectus.
- Prepared in:** Number of copies needed for distribution below. The issuer or the CPTA, as appropriate, should reproduce this form HUD 11747-II as needed.
- Distribution:** Each primary purchaser of securities from the issuer. Unless the pool is submitted by GinnieNET or is a multiple issuer pool, the issuer must submit one copy to the PPA at a time consistent with the pool processing time requirements set forth in Section 10-7 of the Guide for the type of pool involved.
- Completion Instructions:** The circled numbers on the attached form correspond to the numbers listed below.
1. Aggregate original principal amount of proposed issue.
  2. Interest rate, per annum, stated on the securities.
  3. Full legal name of issuer, in the case of a custom pool, or "Multiple Issuer," in the case of a multiple issuer pool..
  4. Commitment number previously assigned by Ginnie Mae, followed by the suffix "C" or "M" and by the applicable program suffix (either "GP" or "GT").
  5. The first day of the month of issue.
  6. The 20th day of the month following the month of issue.
  7. The 20th day of the month in which the latest maturity of a mortgage listed on the Schedule of Pooled Mortgages, form HUD 11706, occurs.
  8. Full legal name of Central Paying and Transfer Agent.

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9. If one or more loans are buydowns, type the following statement on the “Annex — Special Disclosure,” which is attached to the prospectus.

“Some or all of the pooled mortgages are graduated payment mortgages for which funds have been provided to reduce the borrowers’ monthly payments during the early years of the loans.”

10. If more than 10 percent of the pooled mortgages have maturities shorter than 20 years (see Section 24-2(B)(3)(c) of the Guide), type the following statement on the “Annex — Special Disclosure,” which is attached to the prospectus.

“This pool contains mortgages with maturities that differ from those required under Ginnie Mae’s standard program requirements.”

11. If the pool is a multiple issuer pool, the CPTA will type the following table and the required information on the “Annex - Special Disclosure”:

<u>Multiple Issuer Pool</u>		
<u>Name of Issuer</u>	<u>Number of Loans Contributed</u>	<u>Aggregate Original Principal Amount Contributed</u>